



Stoke Meadow is a beautifully designed development of 154 homes set on the south-westerly edge of the historical Wiltshire market town of Calne. Consisting of two, three and four bedroom properties, the site has been designed with the towns local vernacular in mind to provide a delightful place to live and enjoy the local countryside and all the local amenities. Benefiting from good road and transport links, the town is ideally located to access the major centres of Bath, Bristol and Swindon.

The Accommodation

The accommodation includes:- entrance hall, living room, kitchen/dining room and cloakroom to the ground floor. Three bedrooms with en suite to main bedroom and family bathroom to the first floor. Externally the property offers a Southerly facing turfed rear garden with patio, single garage and driveway parking.

Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and

supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

Council Tax & Service Charge

Council Tax - to be confirmed
Service Charge - please enquire for details

Agents Note

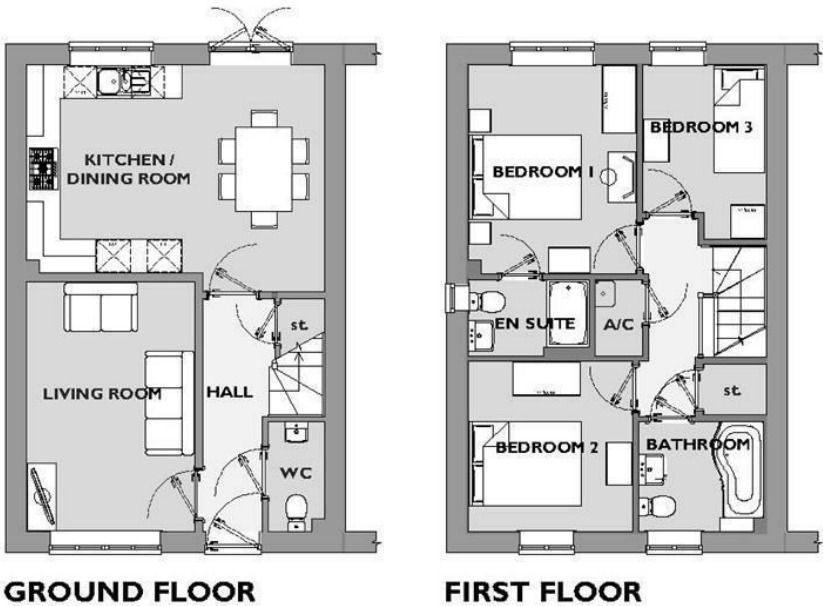
Photographs are taken from computer generated images and show homes.



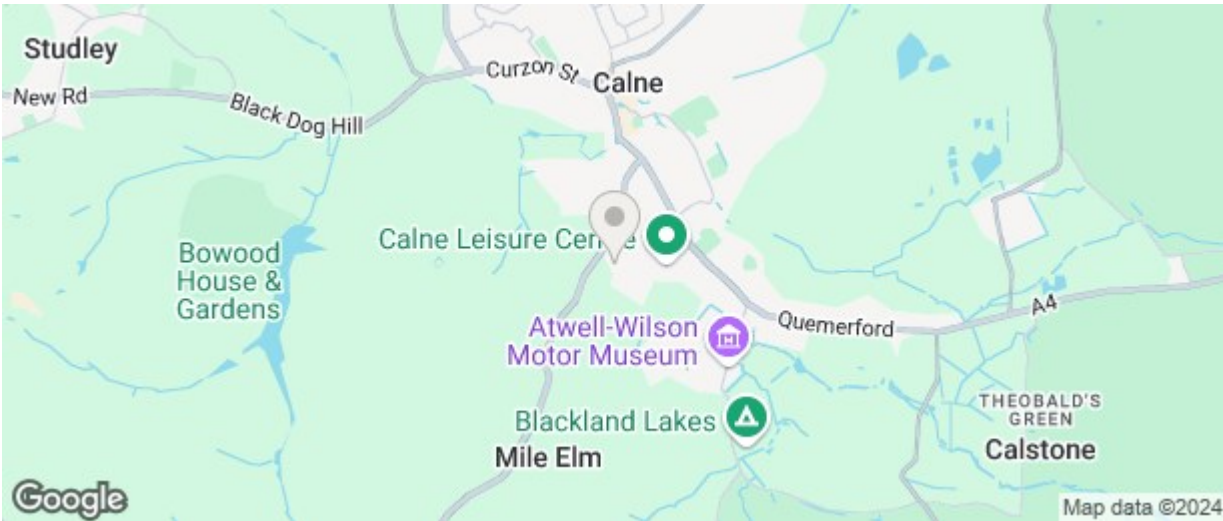


PLOT87

THREE BEDROOM HOME



FIRST FLOOR	
Bedroom 1	3.01 x 3.72m (9'11 x 12'2ft max)
Bedroom 2	2.93 x 3.03m (9'8 x 9'11ft max)
Bedroom 3	2.19 x 3.10m (7'2 x 10'2ft max) (Dimensions including recess)
GROUND FLOOR	
Living Room	2.99 x 4.44m (9'10 x 14'7 ft max)
Kitchen / Dining Room	5.30m x 3.71 m (17'5 x 12'2 ft max)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing